

**FAUQUIER COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
OFFICE OF ZONING, PERMITTING, AND INSPECTIONS
(540) 347-8789**

MEMORANDUM

TO: Liz Cook, Chief of Planning

FROM: Holly Meade, Zoning Planner

DATE: April 8, 2002

APPLICATION: PP02-CR-10 AMOS & JANE SHIPE

PROPERTY OWNER: Amos Lee and Jane E. Shipe

PIN #: 7827-04-3142-000

ZONING DISTRICTS: RA, Agriculture District

ACREAGE: 150.497 acres

PROPOSED USE: To subdivide 150.497 acres into three (3) lots.

SURROUNDING ZONING:

North	RR-2
South	RA
East	RA
West	RA

ADDITIONAL COMMENTS:

1. A landscape plan will need to be prepared and approved in accord with Section 7-600 of the Fauquier County Zoning Ordinance at the time of final plat or construction drawings phase.
2. The owner is listed in Fauquier County land records as Amos Lee and Jane E. Shipe. General note number 9 should be corrected to reflect current information.
3. There is no floodplain on the property according to the Flood Insurance Rate Map.
4. There are no known violations on the property.
5. Shipes Ridge Drive is a local collector and Route 806, Elk Run Road, is a major collector.

6. Bulk regulations are as follows:

	Conventional	Cluster	
Minimum lot size	2 acres	30,000 SF	
Minimum lot width	300 ft.	200 ft.	
Minimum front yard	75 ft.	75 ft.	Local collector
	90 ft.	90 ft.	Major collector
Minimum Side and Rear Yard	25 ft.	25 ft.	

The information in the general notes should be corrected to reflect current zoning regulations.

7. The property is not in an Agricultural and Forestal District.